



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission      **MEETING DATE:** April 25, 2023  
**FROM:** Michael Daniels, Planning and Zoning Director  
**SUBJECT:** Transportation Mobility Fee Ordinance, Ordinance O-11-2023

### BACKGROUND

At present, the City manages traditional transportation concurrency carried out through traffic impact analyses. Development applicants generating 40 or more net new peak hour trips must complete a traffic study to determine the impact of their development on area roadways and identify improvements necessary to mitigate that impact. Traffic studies, on average, take approximately six months to complete, which can slow the process of development approval and may prove to be a hindrance to medium-sized development. While this system does intend to support multimodality, the mitigation generally supports vehicles more than other modes of transportation and generally, due to the proportional share requirements, the necessary funding to enact needed improvements is not provided.

In order to continue to manage the impacts of development and move toward a more multimodal transportation system, the City has hired Gannett Fleming to conduct a transportation mobility study to define the need for additional transportation investment, specifically multimodal, document the standards of service and rational for additional capacity and ensure that there is a rational nexus between the payees of the mobility fee and the beneficiaries. The plan was brought to the Planning and Zoning Commission at the February, 2023 meeting. In addition in order to ensure that any change to the Concurrency Management requirements are consistent with the City's Comprehensive Plan, staff has proposed policy amendments to the Comprehensive Plan which was transmitted to the state after Council approval on April 4, 2023.

The final step in creating a mobility fee is to adopt an Ordinance amendment to the City's Concurrency Management Chapter whereby we would remove the traditional concurrency requirements with a mobility fee payment for new and expanding development projects. The Mobility Fee Ordinance consists of revisions to the existing Concurrency Management Requirements and the additions of Division 1. Mobility Fee Ordinance and sections 105-7 to 105-31, which includes:

Sec. 105-7.	DEFINITIONS
Sec. 105-8.	RULES OF CONSTRUCTION
Sec. 105-9.	FINDINGS
Sec. 105-10.	ADOPTION OF MOBILITY FEE STUDY
Sec. 105-11.	IMPOSITION
Sec. 105-12.	CALCULATION OF MOBILITY FEE
Sec. 105-13.	ALTERNATIVE MOBILITY FEE CALCULATION
Sec. 105-14.	PAYMENT
Sec. 105-15.	USE OF MOBILITY FEE PROCEEDS
Sec. 105-16.	EXEMPTIONS
Sec. 105-17.	AFFORDABLE AND WORKFORCE HOUSING MOBILITY FEE DEFERRAL CREDITS
Sec. 105-18.	ECONOMIC DEVELOPMENT MITIGATION PROGRAM
Sec. 105-19.	CHANGES IN SIZE AND USE
Sec. 105-20.	DEVELOPER CONTRIBUTION CREDIT
Sec. 105-21.	APPLICABILITY
Sec. 105-22.	ALTERNATIVE COLLECTION METHOD
Sec. 105-23.	REVIEW HEARINGS
Sec. 105-24.	REVIEW REQUIREMENT
Sec. 105-25.	PERIODIC MOBILITY FEE RATE ADJUSTMENT
Sec. 105-26.	DECLARATION OF EXCLUSION FROM ADMINISTRATIVE PROCEDURES ACT
Sec. 105-27.	ACCOUNTING AND REPORTING OF MOBILITY FEE
Sec. 105-28.	NOTICE OF MOBILITY FEE RATES
Sec. 105-29.	SEVERABILITY
Sec. 105-30.	EFFECTIVE DATE
Sec. 105-31.	MOBILITY FEE RATE SCHEDULE

Staff is recommending approval of the City of Green Cove Springs Mobility Fee Ordinance

### **RECOMMENDED MOTION**

Recommend approval to City Council of Ordinance O-11-2023 regarding the City's Mobility Fee Ordinance.